150.0	0004	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,400 /	705,400
					USE VALUE:	705,400 /	705,400
					ASSESSED:	705,400 /	705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KURTZ RONALD W & JANET M
Owner 2:	
Owner 3:	
Street 1:	15 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	217,100	1,100	487,200	705,400
Total Card	0.145	217,100	1,100	487,200	705,400
Total Parcel	0.145	217,100	1,100	487,200	705,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.27 | /Parcel: 477.2

Legal Description

User Acct

99226

GIS Ref

GIS Ref

Insp Date

06/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,200	1100	6,300.	487,200	705,500	705,500	Year End Roll	12/18/2019
2019	101	FV	178,400	1100	6,300.	456,800	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	178,400	0	6,300.	377,600	556,000	556,000	Year End Roll	12/20/2017
2017	101	FV	178,400	0	6,300.	347,100	525,500	525,500	Year End Roll	1/3/2017
2016	101	FV	178,400	0	6,300.	316,700	495,100	495,100	Year End	1/4/2016
2015	101	FV	177,400	0	6,300.	310,600	488,000	488,000	Year End Roll	12/11/2014
2014	101	FV	177,400	0	6,300.	288,700	466,100	466,100	Year End Roll	12/16/2013
2013	101	FV	177,400	0	6,300.	274,700	452,100	452,100		12/13/2012

!11761!

PRINT

Date	Time
12/11/20	01:53:52

LAST REV

Date	Time
07/09/18	12:16:48
mmcmakin	
11761	

USER DEFINED

Prior Id # 1:	99226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONARDI EINIFR	23934-369		11/22/1993		159,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/1998	806	Addition	10,000	C				ADD 14X15 ROOM
4/8/1993	92	Manual	1,125	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Missed Appt.	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
11/15/2008	Missed Appt.	100	PATRIOT
11/19/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	295012
Depreciation:	77883
Depreciated Total:	217129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

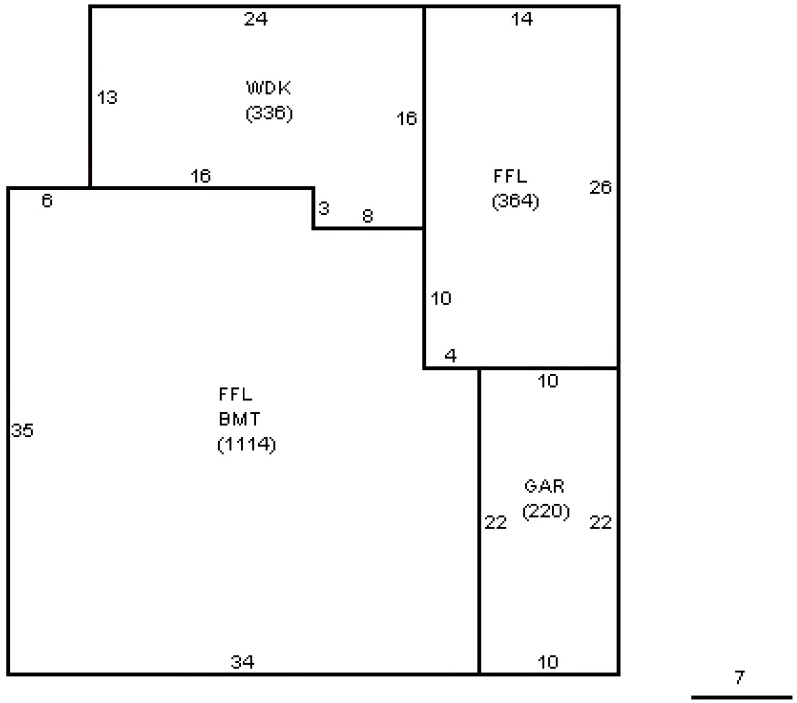
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	68.96
Final Total:	217100	Val/Su SzAd	146.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,478	127.600	188,596
BMT	Basement	1,114	38.280	42,645
WDK	Deck	336	8.930	3,001
GAR	Garage	220	26.230	5,771

Net Sketched Area:	3,148			Total:	240,013
Size Ad	1478	Gross Are	3148	FinArea	1478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0004-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101						
11	Pool-Vinyl	D	Y	1	28	A	AV	2014	39.57	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100